



## Adosada en venta en Guaro, Guaro

307.000 €

Referencia: R5288521    Dormitorios: 3    Baños: 3    Construido: 222m<sup>2</sup>    Terraza: 20m<sup>2</sup>





## Sierra de las Nieves, Guaro

Looking for a high-yield property that screams profit potential? This is it! A versatile 220 m<sup>2</sup> gem in the charming village of Guaro, only 30 minutes' drive from the luxury and buzz of Marbella. Forget the "too far" myth—this location delivers the perfect blend: peaceful Andalusian countryside with stunning Sierra de las Nieves views, yet quick access to Costa del Sol beaches, golf, and international demand. Guaro is quietly emerging as a hotspot for savvy investors chasing rural tourism, holiday rentals, and strong appreciation in inland Andalucía, where tourism growth and proximity to Marbella are driving serious returns.

Priced at just €307,000, this multi-level property is a blank canvas ready to become a cash-flow powerhouse—with potential for up to 4 floors!

- Ground Floor (Street Level): Former bar now a spacious family gathering area—revive it as a trendy local bar, café, or convert into independent rural apartments. Tap into the booming demand for authentic Andalusian experiences!
- Huge Basement: Massive, versatile space perfect for storage, wine cellar, gym... or expand with additional apartments or even a private wellness area. Double your rental options effortlessly!
- First Floor: Ready-to-use family home or immediate rental unit—bright living room, fully equipped modern kitchen, laundry room, 3 generous bedrooms, and a full bathroom. Ideal for long-term tenants, holiday lets, or your own base while developing.
- Upper Level: Expansive terrace with breathtaking panoramic views over the valley and mountains. Remove the roof and add another full floor for a premium apartment—think luxury suite, extra rental unit, or rooftop oasis!

Why invest in Guaro right now? Andalucía's tourism is exploding—Andalusia saw the fastest growth in foreign visitors in 2025, with strong projections into 2026 driven by sustainable rural escapes and proximity to hotspots like Marbella. Inland villages like Guaro (near Monda, Coín, and Alhaurín el Grande) are gaining traction for rural hotels, B&Bs, and vacation rentals, offering higher yields than saturated coastal zones (often 8-10%+ ROI potential on short-term lets). Property values in the broader Costa del Sol region continue rising sharply, and this spot combines affordability with massive upside—perfect for Airbnb-style complexes, boutique stays, or family retreats.

This isn't just a house; it's a smart investment machine in a rising area. Don't miss out—properties with this kind of multi-unit potential at this price point are rare!

Ready to turn potential into profits? Contact us today for an exclusive viewing and let's discuss how to maximize your returns in Guaro. €307,000 – 220 m<sup>2</sup> – Huge upside awaits!

Call [your contact number] or message now—opportunities like this move fast!



## Características:

### Características

Terraza  
Terraza  
Trastero  
Sala de juegos  
Apartamento para invitados  
Casa de invitados  
Cerca de la iglesia  
Sótano

### Posición

Área comercial  
Cerca de las tiendas  
Cerca de las escuelas  
País  
Aldea  
Pueblo de montaña  
Cerca del bosque

### Cocina

Cocina Equipada

### Categoría

Inversión

### Climatización

Hogar  
Baños u/f/h

### Estado

Buen estado de conservación

### Aparcamiento

Calle

### Vistas

Montaña  
Vistas Panorámicas  
País  
Vistas Urbanas  
Bosque  
Calle

### Muebles

Completamente Amueblada

### Servicios Públicos

Electricidad  
Agua potable